



Peter Clarke

21 Holbrook Road, Stratford-upon-Avon, CV37 9DZ

Offers over £450,000

**A superb opportunity to purchase this extended four bedroom detached house requiring refurbishment with further benefits of a garage and gardens to front and rear. Situated in a popular residential area with NO ONWARD CHAIN.**

**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

#### ACCOMMODATION

**ENTRANCE PORCH** door to **ENTRANCE HALL** with understairs storage cupboard.

**GROUND FLOOR SHOWER ROOM** with opaque window to side, shower cubicle, pedestal wash hand basin, wc, part tiled walls.

**DINING ROOM** with window to front, sliding doors to

**SITTING ROOM** with feature fireplace, sliding doors to sun room and door to hallway.

**SNUG** with bay window to front.

**KITCHEN** with opaque window to side, window and door to sunroom. Range of matching wall and base units with working surface over incorporating one and a half bowl sink with drainer and four ring gas hob. Integrated over and space for low level appliances.

**SUN ROOM** an extension which has been split into two rooms. Single door and further patio door to rear.

**FIRST FLOOR LANDING** with loft hatch, airing cupboard.

**BEDROOM** a double room, with window to rear.

**BEDROOM** a double room, with window to front.

**BEDROOM** a double room, with window to front.

**BEDROOM/STUDY** with window to rear.

**BATHROOM** with opaque window to rear, paneled bath, pedestal wash hand basin, part tiled walls.

**SEPARATE WC** with opaque window to side and wc.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

**OUTSIDE TO THE FRONT** is an in and out tarmacadamed driveway which leads to a

**GARAGE** with double doors and window to side.

**REAR GARDEN** A mature garden with a mix of paved pathways, largely laid to lawn, planted beds, mature shrubs and trees.

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** Proceed north out of Stratford town centre on the Alcester Road. Continue over at the roundabout past the college and school, follow the Alcester Road until the right had turn onto Sidelands Road, take the first left continuing on Sidelands Road, and first right onto Blacon Way. Continue to the T junction and turn left onto Holbrook Road where the property will be found shortly after on the left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**